

FOR SALE

**7,000 SF RETAIL BLDG w/ 4,800 SF ADJACENT STORAGE**  
**3630-3636 Bonita Beach Road SW**  
*Bonita Springs, FL 34134*

**PRICE  
REDUCED**



- PROPERTY:**
- Consists of 3 buildings on 1.03 +/- acres
    - ◇ **Main Building: 7,000 +/- SF:** Recently completed \$650,000 renovation to the building, landscape, drainage and parking. **Will be sold vacant.**
    - ◇ **Rear Building: 4,800 +/- SF** with 13 overhead doors with month-to-month rental income
    - ◇ **Small retail building** (legally non conforming) with month-to-month rental income
  - 164' of frontage on Bonita Beach Road
  - AADT: 25,299 (2016)

**SALE PRICE: REDUCED TO \$1,095,000**

- ZONING:** CPD (City of Bonita Springs)
- Zoning Ordinance No. 14-06

**LOCATION:** Located 1/2 mile west of US-41 on Bonita Beach Road.



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## PHOTOGRAPHS



**MAIN BUILDING (FRONT)**



**MAIN BUILDING (REAR)**



**ADDITIONAL RETAIL BUILDING**



**REAR BUILDING**

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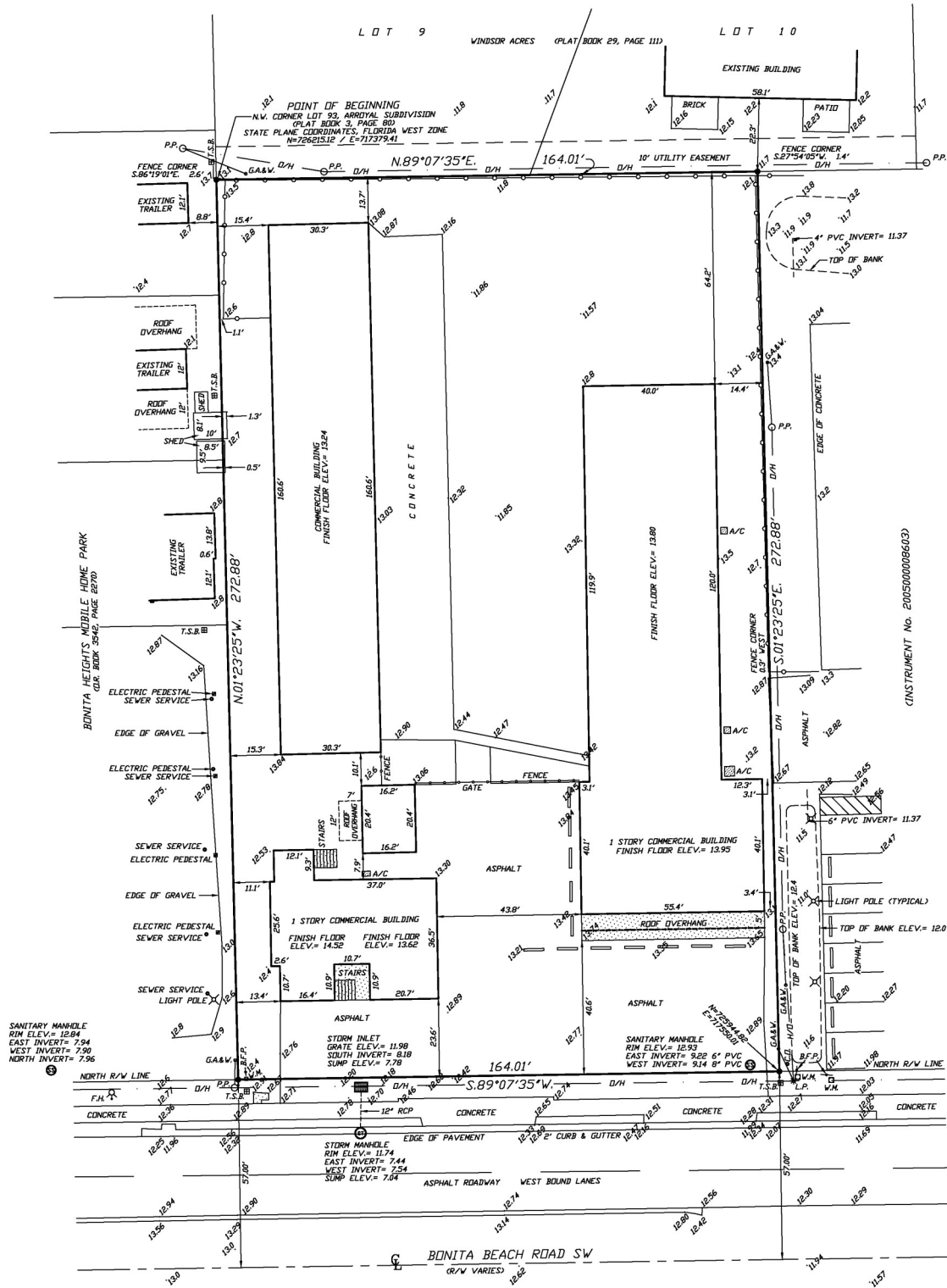




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## SURVEY



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